



DELAWARE COUNTY COMMISSIONERS

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December 14, 2016

R05-17-A-025

Mr. Matthew Didier
EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Re: FY2017 U.S.EPA Brownfields Coalition Hazardous Substances and
Petroleum Assessment Grant Application
Delaware County, Delaware County Redevelopment Commission and
the Delaware-Muncie Metropolitan Plan Commission, Indiana

Dear Mr. Didier:

Delaware County (the County) is submitting the enclosed application for a U.S. EPA Brownfields Coalition Assessment Grant - \$400,000 for Hazardous Substances and \$100,000 for Petroleum. The County, along with the Delaware County Redevelopment Commission and the Delaware-Muncie Metropolitan Plan Commission, constituted a Coalition to apply for this grant. The County will serve as the lead Coalition member and grant recipient. East Central Indiana Regional Planning District (ECI) staff will be responsible with day-to-day grant operations, public outreach, project management, reporting and fiscal management. Upon award of the grant, the Coalition members will develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project. The Coalition needs the Assessment Grant to address the threats brownfields pose to the health of its residents, natural resources, and economy.

Our coalition is located roughly 1-hour north of Indianapolis, where the Rust Belt and the Corn Belt collide. The gas and oil boom in the late 1870's became a defining moment in the development of the region with an enormous impact on the history, culture, and life. The "Trenton Field" as it would become known, was the largest natural gas field known in the world. The discovery produced a period of economic growth marked by a dramatic surge in the number of energy-dependent industries that took advantage of the relatively cheap source of fuel to build new factories. The region suffered its first oil crisis when the gas resources were depleted by the early 1900's. Many of the brownfields originated from manufacturing operations that grew up around the boom. Delaware County and its largest city, Muncie, was one of the first, and at one time, one of the leading manufacturing centers in the Midwest. The County was proud to be the home to Ball Bros. Glassworks, General Motors, Borg Warner, Westinghouse, Delco Battery and a plethora of large supporting foundries, machine shops, steel, stamping and paper mills. Over the last 30 years each of these manufacturers left the County. Not only have the jobs been lost, but also the heritage, pride and the identity of this once proud and hardworking community. Hundreds of acres of vacant industrial plants now dominate the landscape, and community leaders are struggling to clean up the environmental fallout, improve health and welfare of the residents, and return employment opportunities to the citizens. Over the past few years, a new threat has arisen in the shadow of our

Brownfields. Since 2014, Delaware County has led the State in the number of clandestine methamphetamine labs seized. The Targeted Communities identified in our application are at ground zero for this epidemic.

The following applicant information is provided as part of the Grant Application:

- a. Applicant Identification: Delaware County
100 West Main Street
Muncie, Indiana 47305
- b. Funding Requested:
 - (i) Grant type: Assessment
 - (ii) Assessment Grant Type: Coalition
 - (iii) Federal Funds Requested: \$500,000; we are not requesting a waiver for a Site-specific proposal
 - (iv) Contamination: Both Hazardous Substances \$400,000 and Petroleum \$100,000
- c. Location: Delaware County, Indiana
- d. Property Information for Site-Specific Proposals: NA
- e. Contacts:
 - (i) **Project Director:** Ms. Pamela J. Price, Executive Director
East Central Indiana Regional Planning District (ECI)
1208 West White River Blvd., Suite 128, Muncie, IN 47303
Phone: (765) 254-0116, email: pprice@ecirpd.org
 - (ii) **Chief Executive:** Mr. James King
President, Delaware County Commissioners 100 West Main Street,
Muncie, Indiana 47305
Phone: (765) 747.7730, email: jking@co.delaware.in.us
- f. Population:
 - (i) Delaware County 117,441 (U.S. Census Bureau 2010)
 - (ii) Delaware County is a municipal form of government
 - (iii) Delaware County is not experiencing persistent poverty as defined in the grant guidelines.
- g. Regional Priorities Form/Other Factors Checklist: Attached
- h. Letter from the State or Tribal Environmental Authority: Attached

Very truly yours,



James King, County Commissioner
Delaware County, Indiana

1. Community Need

1.a.i. Target Area and Brownfields- Community and Target Area Descriptions: Delaware County leads the Brownfields Revitalization Coalition (Coalition) that consists of Delaware County (County), the Delaware County Redevelopment Commission and the Delaware-Muncie Metropolitan Plan Commission for this Assessment Grant. The Coalition has identified redevelopment of brownfields as an essential requirement for economic recovery and future growth. The goals established for this grant are consistent with the County's Comprehensive Plan and the Muncie Action Plan, plans developed with participation of over 2,000 citizens (the CPs). The CPs goals embrace "smart growth" and include: develop a more diverse economy with more high-paying jobs; address unemployment and underemployment; improve the low to moderate income housing conditions and blighted neighborhoods; protect greenspace and improve/link parks in the County with walking/biking trails; and protect the White River and Mississinewa River ecosystems. The County is one of the most economically distressed in Indiana. The Coalition, actively working with and assisting Muncie has begun a brownfields redevelopment program and the Coalition hopes to expand this brownfields program to the other towns in the county who do not have the resources to develop and operate a program separately, as the other seven towns in Delaware county all have populations of under 10,000.

Our County is located roughly 1-hour north of Indianapolis, where the Rust Belt and the Corn Belt collide. The gas and oil boom in the late 1870's became a defining moment in the development of the region with an enormous impact on the history, culture, and life. The Trenton Field, was the largest natural gas field known in the world. Prior to the Trenton Field discovery, the region was almost exclusively an agricultural area. The natural gas discovery produced a period of economic growth marked by a dramatic surge in the number of energy-dependent industries that took advantage of the cheap source of fuel to build new factories. The region suffered its first economic crisis when the gas resources were depleted by the early 1900's. Many of the brownfields originated from manufacturing operations that grew up around the boom. Delaware County and its largest city, Muncie, was one of the first, and at one time, one of the leading manufacturing centers in the Midwest. The County was proud to be the home to Ball Bros. Glassworks, General Motors, Borg Warner, Westinghouse, Delco Battery and a plethora of large supporting foundries, machine shops, steel, stamping and paper mills. Over the last 30 years each of these manufacturers left the County. Not only have the jobs been lost, but also the heritage, pride and the identity of this once proud and hardworking community. Hundreds of acres of vacant industrial plants now dominate the landscape, and community leaders are struggling to clean up the environmental fallout, improve health and welfare of the residents, and return employment opportunities to citizens.

Target Areas: The Coalition neighborhoods grew up around industrial facilities that are now vacant. These areas are now centers of poverty, illegal drug manufacturing and use, and home to significant minority and sensitive populations. The Coalition cannot address all of the brownfields at once, so the funds will be steered to address priority brownfields in four Target Areas: (1) **Eaton** is a micro-community beset with the vacant 7-acre Colony Printing, a former plating and industrial printing facility, that adjoins the town park and Eaton Elementary School and a tributary to the Mississinewa River; (2) the **North-Central Muncie Neighborhood** contains the former Marhoefer Packing Company, totaling over 45 acres, with 12 building complexes and 380,000 feet of floor space. Muncie Creek, a tributary to the White River, flows through the site, and 4 additional Brownfields that range from 4 to 6 acres are in the Target Area; (3) the **East-Central Muncie Neighborhood** contains the former Indiana Steel and Wire, King Indiana Forge and Broderick Boiler facilities), totaling over 75 acres, and 7 additional large brownfields ranging from 8 to 40 acres each; (4) the **Southwest Muncie Neighborhood** is home to the former CR3 tire recycling facility, Muncie Paper Processing, and a DELPHI Automotive Systems site totaling over 120 acres that are adjacent to impoverished neighborhoods.

1.a.ii. Demographic Information and Indicators of Need: As one factory after another has been closed, the County's economic base has crumbled, triggering loss of employment opportunities and money available for investment in the community. The Coalition needs funding to assess brownfields that are contributing to the ongoing deterioration of neighborhoods, commercial zones, and industrial districts. Redevelopment of these sites will provide impoverished residents with much needed employment opportunities and increase the Coalition's property and income tax bases. The **unemployment rates** in our Target Areas were **42% to 348% higher than the US rate** in 2014. There are not enough high wage jobs to attract a younger, high skilled workforce, and not enough younger, high skilled workforce to attract the high wage jobs, so those who have employment are often underemployed and living in poverty. The percentage of adults over age 25 with a **Bachelor's degree** in our Target Areas is **226% to nearly 400% lower than the national rate** of 18.3%. The significant erosion of the manufacturing sector caused our workforce to shift towards lower paying service employment which resulted in the Median Household Income (MHI) in our Target Areas ranging from 32% to **nearly 300% below the US average**. The **poverty rates** in our Target Areas are 17% to nearly **265% higher than the**

national rates. Families bear the brunt of poverty in North-Central Muncie (36.1%), East-Central Muncie (29.1%) and Southwest Muncie (34.3%) as compared to 11.5% nationally. The impoverished North-Central Muncie neighborhood has the highest concentration of **minorities (70%)** of our Target Areas. The **disabled population** of the Target Areas of Eaton, North-Central Muncie, East-Central Muncie, and Southwest Muncie are 16.3%, 20.8%, 22.4% and 20.2% respectively which equates to **32% to 98% higher than the US rate** of 12.3%. Our coalition selected these Target Areas because of their high poverty rates, high unemployment, prevalence of brownfields, pervasiveness of illegal drug manufacturing, and opportunities for redevelopment. The table below provides pertinent information for our Target Areas. Our goal is that our impoverished residents and families, the unemployed and under-employed, and the disabled population that live in the midst of brownfields benefit as these sites are assessed and redeveloped. As sites are cleaned up, benefits will include a cleaner environment, higher quality of life, job creation, a reduction in drug manufacturing and use, affordable housing, and entrepreneurial and commercial development opportunities.

Demographics	Eaton	North Central Muncie (Tract 12)	East Central Muncie (Tract 13)	Southwest Muncie (Tract 17)	Delaware County	Indiana	USA
Population 2014 ¹	1,736	3,291	3,203	1,363	117,441	6.5 M	314 M
Unemployment ²	-	-	-	-	5.7	4.6	5.0
Unemployment-2014	13.1%	25.6%	18.7%	32.1%	11.4%	8.8%	9.2%
All individuals – poverty ¹	18.3%	41.3%	34.2%	34.4%	22.6%	15.5%	15.6%
<50% -poverty ¹	7.1%	17.7%	15.7%	13.6%	11.2%	7%	6.7%
All Families-poverty ¹	12.6%	36.1%	29.1%	34.3%	13.2%	11.3%	11.5%
Percent Minority ¹	2.8%	70.2%	9.4%	9.9%	11%	15.6%	26.0%
Median Household Income ¹	\$40,063	\$17,917	\$30,432	\$33,359	\$37,900	\$48,737	\$53,482
Bachelor's Degree ¹	8.1%	4.6%	4.8%	5.7%	13.0%	15.1%	18.3%
Disabled ¹	16.3%	20.8%	22.4%	20.2%	16.8%	13.2%	12.3%
Food Stamp/SNAP ¹	30.9%	38.2%	36%	39.4%	15.9%	12.5%	13%

¹US Census, 2014 American Community Survey; ²Bureau of Labor (9/2016)

1.a.iii. Brownfields and Their Impacts: The Coalition's overriding concerns are the economic, social, and health impacts of the sheer number of brownfields located throughout the Coalition area. The Indiana Department of Environmental Management (IDEM) identified over 160 sites with known environmental contamination (hazardous substances and petroleum) and over 200 sites (industrial waste sites, dump sites, manufactured gas plants, landfills, underground storage tank sites, etc.) that are likely contaminated in the County. Of these sites, over 95% are located within the business districts and residential neighborhoods. Based on a reconnaissance inventory of the coalition area, 180 more potential brownfields (gasoline stations, automotive repair/sales, dry cleaners, machine shops, auto body shops, and manufacturing plants) were identified. The following priority sites located in the four Target Areas illustrate typical past uses, contaminants, current conditions, exposure routes, and health threats posed by brownfields. Because leveraging resources with development partners that have a high interest in the targeted brownfields sites, the Coalition envisions success in assessment and redevelopment of these sites.

Target Areas(Site)	Contaminants	Health Effects ¹
Eaton: former Plating facility/ industrial printing)-7 acre 100,000 sq. ft. building circa 1900	Metals, volatile and semi-volatile organic compounds (VOCs/SVOCs), polychlorinated biphenyls (PCBs), Asbestos	Exposure routes: particulate inhalation, vapor intrusion, direct contact. Effects: headaches, poor coordination, respiratory problems, nerve, liver/ kidney damage
Sensitive receptors: Adjoins Eaton Elementary, the Town Park and a tributary to the impaired Mississinewa River		
North-Central Muncie: Former Marhoefer Packing Company, totaling over 45 acres, once contained 12 building complexes (5 remain) and 380,000 feet of floor space. There are at least 4 known petroleum USTs on-site.	Asbestos, Metals, VOCs, SVOCs, PCBs	Exposure routes: particulate inhalation, vapor intrusion, direct contact. Effects: respiratory dysfunction, anemia, lung cancer, nerve damage, liver/kidney damage, teratogens
Sensitive receptors: Vacant, unsecured unsafe buildings in impoverished neighborhood with 41.3% poverty rate with 17.7% below 50% of poverty rate; \$17,917 MHI, 70% minorities; Muncie Creek a tributary to impaired White River flows through the site.		

East-Central Muncie: Former Broderick Co, IN Steel and Wire, King Indiana Forge, foundries, steel/plating mills) - over 75 acres	Metals, chlorinated solvents, VOCs, SVOCs, PCBs, Asbestos	Exposure routes: particulate inhalation, vapor intrusion, direct contact. Effects: respiratory dysfunction, anemia, lung cancer, nerve damage, liver/kidney damage, teratogens
Sensitive receptors: Vacant, unsecured buildings in impoverished neighborhoods with 34.2% poverty rate with 15.7% below 50% of poverty rate; sites border impaired White River, Cardinal Greenway & John Craddock Wetland Nature Preserve; 4 parks.		
Southwest Muncie: 120 acres, Tire recycling facility that was destroyed by fire, former paper processing, and former automotive part manufacturing	VOCs, metals, chlorinated solvents, and PCBs	Exposure routes: particulate inhalation, vapor intrusion, direct contact. Effects: respiratory dysfunction, anemia, lung cancer, nerve damage, liver/kidney damage, teratogens
Sensitive receptors: impoverished neighborhoods with 34.4% poverty rate, 39.4% Food Stamp/SNAP participation, and 20.2% disabled population.		

1.b. Welfare, Environmental, and Public Health Impacts:

1.b.i Welfare Impacts on Target Areas: Poor residents of our Target Areas disproportionately suffer from multiple sources of environmental impact. The historic industrial development in the Target Areas and the County occurred when the labor force needed to be close to their employers, so neighborhoods were built adjoining these sites that have become brownfields. Now these poor neighborhoods are burdened with the blight of abandoned and vacant plants depressing property values. The abandoned buildings have created areas for vandalism, vagrants and other illicit activities and are also attractive playgrounds for children, creating further exposure risks to the residents. The dangerous structures also require additional policing. The brownfield blight which once employed the residents has now created a downward spiral of depressed property values and increased crime, and without adequate employment the residents are trapped, creating further blight. Since 2006 the housing appreciation of the Southwest Muncie neighborhood has **decreased 6.65%** while Muncie has increased 13% and housing appreciation in the North-Central Muncie neighborhood has only increased 6.41% which is less than half the Muncie increase of 13%. **Approximately 93% of cities in the USA are listed as safer than the North-Central Muncie Neighborhood** and the chance of being a victim of property crime is up to 250% greater in the Targeted Areas compared to the State (neighborhoodscout.com). According to the Indiana State Police, **Delaware County has led the State in the number of clandestine methamphetamine labs** seized since 2014 (<https://secure.in.gov/meth/2330.htm>). The number of lab seizures has been increasing over the past several years. There were no lab seizures in 2008 and 2009, seven in 2010, twelve in 2011, 62 in 2012 (**3rd in the State**), 109 in 2013 (**2nd in the State**), 148 in 2014 (**1st in the State**), and **234 in 2015 (1st in the State)**; more than 3 times higher than the second highest Indiana county. As of September 2016 **the County remains #1** with 126 labs seized; nearly two times higher than the second highest Indiana county. The crisis caused by methamphetamines and their production to drug users and their families, in addition to the environmental impact and cleanup cost related to chemical release from the labs, can't be overestimated. Brownfields will continue to attract illicit drug manufacturing in our Targeted Areas until these sites are addressed. In 2016 Ball State students created a documentary film: *Unmasked the Stigma of Meth*, as well an associated magazine and website: <http://stigmaunmasked.com> to raise awareness in the community and outline the work being done to combat the meth epidemic in Delaware County, Indiana.

The cumulative impact of brownfields on sensitive populations is exacerbated by limited financial means, discussed in Section 1.c, and lack of options for residents in the Targeted Areas to obtain nutritious food, which is an environmental justice concern for the County. The Food Environment Index <http://www.countyhealthrankings.org/app/indiana/2016>, which rates access and availability to healthy food on a scale of 1 to 10, gave Delaware County a score of 6.4 in 2016, compared to a state score of 7.2 and a national score of 8.3; additionally, **Delaware County has the second highest percentage (18%) in the State for Food Insecurity**. 18% to 39% of households in the Targeted Areas, receive Supplemental Nutrition Assistance Program (SNAP) benefits, compared to 12.5% statewide.

1.b.ii. Cumulative Environmental Issues: According to the EPA, the County is in the 91st percentile in the state for the EJ Index for Hazardous Waste Proximity [facility county/km distance] and the 83rd percentile for EJ Index for water discharger proximity (<https://ejscreen.epa.gov/mapper/index.html>). According to the National Institutes of Health, there are 10 reported toxic release sites throughout the County with three of these facilities present in our Targeted Areas.

According to the EPA, Delaware County is a Zone 1 Radon County; the highest impact rating for radon, a known carcinogen. According to Scorecard.com, Delaware County is in the top 80-90% of the Dirtiest/Worst Counties in the U.S. for cancer and non-cancer risk scores as well as air releases of recognized reproductive toxins. Another significant issue in our Targeted Areas and throughout the County is the widespread occurrence of Combined Sewer Overflows (CSOs) events. Sewer lines in our Targeted Areas are over 100 years old. According to the EPA, effluent from CSOs “contain not only stormwater but also untreated human and industrial waste, toxic materials, and debris.” CSO events can cause sewer backups which damage homes and businesses and elevate individual exposure to contaminants and are among the major sources responsible for water body impairments including small tributaries and drainage swales. The IDEM 2010 Section 303(d) List of Impaired Waters includes the Mississinewa River in Eaton as impaired with mercury and PCBs. IDEM records also indicate that Eaton has had a number of wastewater treatment overflows due to high rain events that impact the river. Muncie has 25 overflow points into the impaired White River (PCBs and Pathogens) and Buck Creek (pathogens). A \$160MM plan to address 84 miles of Muncie’s sewers is in effect to separate sanitary and combined sewers by 2028. While specific sources of contamination have not been determined, the waterway impairments could have links to the industrial history of the region, including the toxic releases mentioned above, and even some of the brownfields in the County. The disproportionate exposures of poor, disabled, and minority populations in these Targeted Areas to environmental emissions, and residual contaminants on brownfields via direct contact and particulate and vapor inhalation, is an environmental justice concern the Coalition is eager to address.

1.b.iii. Cumulative Public Health Impacts: A review of the national 2016 County health rankings issued by the Robert Wood Johnson Foundation indicates that Delaware County ranks poorly at 87th among 92 counties in Indiana. The rankings are based upon length of life, quality of life, clinical care, social and economic factors and the physical environment. These results are sobering when considering that similar measures are used for America’s Health Rankings (United Health Foundation), where the State of Indiana ranks poorly at 41 out of 50 States. The table below delineates disease mortality and incidence rates as well as other health indicators for our County as compared to the State and US. The County has significantly elevated lung cancer mortality and lung cancer incidence rates. Lung cancer mortality rates are 21% higher than the State rate and Lung cancer incidence are 7.5% higher. Chronic lower respiratory disease deaths are an alarming 28% higher in Delaware County than the State. When comparing the State rate of 7.11 per 1,000 live births for infant mortality to our County’s rate the results are disturbing. Delaware County’s infant mortality rate is 40% higher than the State. Also the Indiana State Department of Health reports that Delaware County ranks 26th out of 92 counties in Indiana for asthma emergency room hospitalizations.

According to the *2011 Burden of Asthma in Indiana* report, asthma prevalence in Indiana is higher among adult females, African Americans, and low-income populations, which are greatly affected with higher asthma rates than mid-to upper-income populations by a factor of three. Furthermore, residents living in poverty in our Target Areas are particularly and disproportionately subject to dilapidated housing conditions; a high percentage of housing units in these areas were built prior to 1969: Muncie-64% compared to the State at 45.8% (American Community Survey, 2014). The affordability of home maintenance may be out of reach for our impoverished residents, making them susceptible to friable asbestos, deteriorated lead paint, and mold exposure. According to the 2012 Indiana University Hospital Community Health Needs Assessments for our County, our residents are adversely affected by a combination of chronic health conditions, low educational attainment, and the lack of high-paying jobs. The concentration of brownfields in all of our Targeted Areas raise environmental justice concerns, as these marginalized populations also carry the burden of living in neighborhoods scarred by sites with unknown environmental impacts. While the precise relationship between brownfields and the health concerns discussed above has not been determined, the County will address brownfields, with EPA funding, to ensure brownfields will not contribute further to the cumulative environmental impacts already present in these targeted areas and our County.

1.c.i. Financial Need-Economic Conditions: Our coalition needs this EPA funding because our Targeted Areas face economic development issues that are exacerbated by the presence of brownfields and are unable to address these issues due to lost jobs, lost tax revenues, and major infrastructure

HEALTH DATA	Delaware	IN
Lung Cancer Mortality per 100,000 ¹	64.6	53.2
Lung Cancer Incidence per 100,000 ¹	79.9	74.3
Chronic Lower Resp. Disease Mortality per 100,000 ¹	69	54
Colorectal Cancer Mortality Rate (men) ¹	16	16.2
Stroke Hospitalization per 10,000	22.6	20.9
Low Birthweights ¹	10.1%	8%
Asthma Emergency Room Visits (per 10,000) ¹	55.1	49.1
¹ Indicators website (IN Department of Health and Hospital)		

investments. Our region continues to suffer from the crippling effects of lost manufacturing jobs over the last decade and as previously referenced, the unemployment rates in the Targeted Areas are **42% to 348% higher than the US unemployment rate**. Furthermore, our workers are still painfully transitioning from high-paying manufacturing employment to low-paying service jobs. The impacts of underemployment are obvious when reviewing our targeted community's Median Household Incomes (MHI) as compared to the national MHI; our targeted communities' are 33% to almost 300% lower than the US. According to the ALICE Report prepared by the United Way, the *Household Survival Budget* (minimum need to live with no savings) for Delaware County is \$48,509 per year which is 21% to 270% greater than the MHI in our Target Areas. Large employers simply went out of business, moved their businesses overseas, or left town. In the last decade, the City of Muncie lost over 9.7% of the total workforce which ranks in the top 10 in the State relative to job losses (Stats-Indiana).

Brownfields reduce local tax revenues in three ways: they are often tax delinquent; their low value means they generate little in taxes; and they depress property values across an entire neighborhood. In 2012, the 100 acre DELPHI site was valued at \$974,000 whereas the current value of this property is \$97,400, a fraction of the original value that could be taxed. Furthermore, it is difficult to attract new investors to the property due to the environmental unknowns.

In past years, the County relied on a small tax base to fund redevelopment projects and improvements to infrastructure, such as drinking water and wastewater improvements, upkeep of schools and education systems, and community services. However, the continuing underemployment, higher poverty and lower property tax revenue, makes it impossible for the County to be self-sufficient as costs of infrastructure and community services rise. According to the Indiana Gateway for Government Units, Delaware Counties Certified Budget has decreased since 2009 by 28%. Local budgets are crippled with significant infrastructure projects involving CSO and wastewater treatment upgrades. Upgrades are incremental (10-20 years), and so are the costs, which detract from other Coalition services budgets (streets, lighting, safety) due to repayment of loans and bonds; for example, Muncie's CSO bond alone is \$160MM.

1.c.ii Economic Effects of Brownfields: Other communities in the County are impacted by brownfields as well but not to the extent as our Targeted Areas. The prevalence of brownfields combined with job loss have impacted the Targeted Areas with less opportunity for local employment, higher poverty, lower property values, and unsafe properties. Our targeted areas have a high percentage of residents in poverty and percentages range from 18.3% to 41.3% as compared to the US rate of 15.6%. Living proximal to clusters of brownfields exposes these residents to the increased presence of unsecured and unsafe properties and potentially higher medical costs associated with health risks. This is particularly troublesome for the households where parents work to support their children, who inadvertently become "latchkey kids" with no supervision after school. Vacant, deteriorating properties become hot spots for bored kids, vandalism, and crime that include drug abuse and drug manufacturing and sales. Drug abuse deteriorates the quality of our workforce and our communities' abilities to attract good employers. These brownfields not only drain the tax base and attract crime, the spiral of disinvestment continues as infrastructure, such as street lighting and sidewalks, aren't well maintained which certainly affects the livelihood and safety of our disabled residents (our Target Areas have much higher percentage of disabled population). While the presence of brownfields is not the direct cause of the poverty described above, the blight imposed by the amount of brownfields in these communities creates an economically and socially disadvantaged climate in the heart of neighborhoods. Perceived environmental concerns deter the sale of brownfields and the environmental unknowns trouble adjacent homeowners. Real estate values can be significantly impacted by the presence of vacant/underutilized sites. According to, Zillow.com, the median home value is \$131,868, in Indiana, \$74,000 in Muncie, and \$71,700 in Eaton. Neighborhoodscout.com provided median home values for North Central Muncie- \$58, 089 and East Central Muncie-\$61,670 which reflects the impact brownfields have had on our Targeted Areas.

2. Project Description and Feasibility of Success-

2.a. Project Description, Timing and Implementation

i. Project Description and Alignment with Revitalization Plans: The Coalition was formed to create a County-wide group that could use the member's industrial and brownfields experience to incentivize brownfields redevelopment in struggling neighborhoods in our Target Areas and provide support/mentorship for redevelopment in smaller County communities. The Coalition has developed a County-wide brownfields redevelopment strategy to help the County recover from the systemic economic downward spiral. The brownfields program approach is directed by the goals of the Community Plans, previously discussed. The cumulative goals of these plans reflect concerns identified by residents during multiple outreach sessions with input from over 2000 citizens: protect and improve the health and welfare in the County; ensure adequate utilities and infrastructure are available; improve existing roadways and develop an appropriate alternative transportation system; diversify the County's employment base; link existing parks/greenspace and natural amenities; and protect and preserve the rural character of the County.

The Coalition is requesting an EPA Brownfields Coalition Assessment Grant for hazardous substances & petroleum products of \$500,000. The Coalition will be led by Delaware County and is comprised of Delaware County, Delaware County Redevelopment Commission and the Delaware-Muncie Metropolitan Plan Commission. The Coalition plans to perform 19 Phase I Environmental Site Assessments (ESAs), 17 Phase II ESAs and Hazardous Materials Assessments, and 6 Greener Cleanup Plans. Extensive outreach with our local government leaders, community partners, property stakeholders and developers will take place. We are confident these activities will expedite redevelopment of industrial/commercial properties, increase the tax base, and create jobs throughout the County with an emphasis on the targeted areas. The requested EPA funding will catalyze our efforts to prioritize our inventory. Based on our current inventory, it is expected that we will need more hazardous funding than petroleum. The prioritization process will target projects that provide opportunities to create jobs, improve public health through cleanup and redevelopment, improve the quality of life in communities suffering from income disparity, and have strong potential for redevelopment from an economic development standpoint and job creation. Former industrial brownfields sites like Colony Printing, Marhoefer Packing Company, Broderick Company, Indiana Steel and Wire, King Indiana Forge, E3 Tire recycling, Muncie Paper Processing, and DELPHI Automotive, rank high because of their proximity to neighborhoods and the detrimental health and socioeconomic effects they are having on the community. These sites located in Tax Increment Financing (TIF) zones will be given priority because of their economic development potential and ability to leverage local, state and federal funds. Our Targeted Areas have plans unique to their residents, but share the same goals of maximizing existing infrastructure for the redevelopment and revitalization of communities and improving the quality of life for their residents.

Sustainable development principles including matching land uses to available infrastructure, and protecting natural resources and greenspace are woven into the Community Plans. Because the brownfields are abandoned manufacturing buildings located in communities served by existing infrastructure, the reuse of these sites epitomizes sustainable redevelopment. The Coalition will only provide Assessment Grant funds for projects where necessary infrastructure exists or can be upgraded at a reasonable cost. By incentivizing brownfield redevelopment in this fashion, the Coalition will direct development into areas with existing infrastructure, limiting expenditures on utility extensions, reducing the use of construction materials and air emissions from construction. The Coalition will require the use of green site investigation (e.g., in-situ data loggers, direct-push drilling, and solar-powered equipment and charging systems,) and remediation techniques (e.g., idling reduction plans for equipment, diesel vehicle retrofit technologies) during site cleanup and redevelopment. We will encourage incorporating innovative stormwater management techniques (rain gardens, bioswales, etc.), and other sustainable design approaches, such as demolition and construction materials recycling, and use of building materials with low-volatility into brownfields redevelopments. The Coalition is also committed to sustainability and this is reflected in their community plans. The Coalition members are developing strategies to conserve natural resources through sustainable land use and transportation planning. The Coalition will encourage seeking LEED certification and the installation of energy efficient heating/cooling and lighting systems, resulting in reduced resource use and operating costs. These sustainable approaches will help reuse existing resources, reduce fossil fuel, energy use, emissions and waste generation during redevelopment.

The development goals for the neighborhood specific brownfield sites mirror each individual community's plans and visions. The County will work with the Targeted Areas and stakeholders, our partners, and the Indiana Brownfields Program (IBP) to ensure redevelopment of brownfields are aligned with the community vision and reuse of the property is appropriate given any existing environmental conditions. Expected redevelopment outcomes of the Target Area neighborhood properties are described below:

Eaton is home to the former Colony Printing site that consists of an area comprising 7 acres and buildings totaling approximately 100,000 square feet. The site was previously home to Douglas Eaton Manufacturing, which produced tubular chairs and dinette sets and performed metal plating and commercial printing. The site borders the Eaton town park (with a seasonal creek) to the south and the Eaton Elementary school to the east. Assessment of the site will identify and delineate contamination at the site and assess the risks to the nearby low-income residents, the park, and children attending school. The site will be redeveloped for commercial use providing much-needed jobs to the poverty-stricken town, which currently has an 18.3% poverty rate.

North-Central Muncie contains the former Marhoefer Packing Company, totaling over 45 acres, that once contained 12 building complexes and 380,000 feet of floor space. There are at least four known underground gasoline tanks at the site that currently contain petroleum. Marhoefer Packing Company, once considered one of the 12 largest meat packing companies in the nation, started as the Kuhner Packing Co., by Gottlieb Kuhner in 1901. The business was acquired by the Marhoefer family circa 1945. The business closed in 1978 and the 800 employees were terminated. The majority

of the site has been vacant since the site closed almost 40 years ago. The Marhoefer site is located in an impoverished neighborhood with a 70.2% minority population, 20.8% disabled population and 41.3% poverty rate. The vacant structures are unsecured and are a magnet for the homeless, vandals and illicit drug activities. Phase I ESA will be completed followed by a Phase II ESA to determine the extent of soil/groundwater contamination, underground storage tanks (USTs) will be removed, and a remediation plan will be developed. Contaminated materials will be removed and/or exposure barriers constructed to allow safe reuse of the site, protective of the impoverished residents living nearby as well as Muncie Creek/White River. Assessment will result in improved health and welfare. A mixed use commercial redevelopment is planned that will include a drug treatment center and a food bank.

East-Central Muncie includes the former Broderick Co, Indiana Steel and Wire and King Indiana Forge facilities comprising 75 acres that line the east gateway into Muncie, border the White River and the Cardinal Greenway Trail (linear park). The Indiana Steel and Wire site also adjoins the John Craddock Wetland Nature Preserve. These sites were active as late as June 2009 and historically employed over 1,000 people. These sites are located within impoverished neighborhoods, with poverty rates exceeding 34% and 22.4% of the population is disabled. Based on size and proximity to sensitive populations and ecosystems, these sites represent top priorities for redevelopment. A Phase I ESA and limited Phase II ESA were completed on the Indiana Steel and Wire site to support plans to construct a hybrid vehicle research, development and manufacturing park. The grant will fund extensive Phase II assessment activities and the extent of soil and groundwater contamination will be delineated in order to determine measures needed to minimize impacts to residents and the sensitive ecosystems. The Community Plan for this corridor includes mixed development of commercial, industrial, residential and recreational use (trail head and canoe launch), providing much-needed jobs and capitalizing on the amenities of the riverfront and nature preserve. Expected assessment outcomes will result in improved health and welfare and protection of the sensitive ecosystems with more commercial services and recreation opportunities for residents.

Southwest Muncie is home to the former CR3 tire recycling facility that was destroyed by fire, Muncie Paper Processing, and a DELPHI Automotive Systems site totaling over 120 acres that are adjacent to impoverished neighborhoods. The poverty rate is 34.4% and 20.2% of the population is disabled. The Food Stamp/SNAP participation rate is 39.4%. The DELPHI property is a high priority due to redevelopment potential for this sizeable property which will result in high-paying jobs and increased tax revenue. Interest in the CR3 tire recycling site (adjacent to DELPHI) has been hampered by the perceived threat of contamination. Assessment of the sites will identify and delineate contamination at the sites and evaluate the risks to the nearby low-income and disabled residents. Redevelopment of these sites for commercial or industrial use will provide jobs and increased tax base to the Targeted Community.

2.a.ii. Timing and Implementation: Within 3 weeks after notification of the grant award, the Memorandum of Agreement (MOA) between our 3 organizations (outlines roles and responsibilities of the coalition members with respect to Cooperative Agreement terms) will be submitted with a grant package that includes our draft workplan and federal forms for approval by our assigned EPA project manager. Community outreach is underway now and will be ongoing through the life of the grant. We will rely on our coalition members, targeted community leaders, and an established network of partners to continue to build momentum and engage stakeholders in the brownfields process. Our brownfields prioritization and selection committee will include Coalition members, Targeted Area leaders, and East Central Indiana Regional Planning District (ECI) staff. ECI will be responsible for gathering input from the public and distributing project information to community stakeholders. Specific ECI staff will be charged with day-to-day grant operations, public outreach, project management, reporting and fiscal management. A nearby manufacturer is interested in acquiring the CR3 site. Assessment and cleanup planning using grant funds would be leveraged with the Industrial Center TIF District to “fill the gaps” and pay for cleanup.

The Coalition will have a pipeline of prioritized projects and a highly competent environmental contractor (consultant) will be selected by October 2017, in compliance with Federal procurement requirements (2 C.F.R. 200 and EPA’s rule at 2 C.F.R. 1500) and be experienced with the EPA and the IBP. The consultant must have the capacity to begin immediately and complete the project in three years. Once funds are made available, the County will set up electronic funds transfer through the federal ASAP system, submit program and financial quarterly updates, and enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES). Simultaneously, the consultant will be expected to prepare the QAPP for EPA approval by October 2017 as well as prepare site eligibility requests for the County to submit to the EPA for hazardous substances sites or IBP for petroleum sites. This will facilitate conducting Phase I ESAs for prioritized sites. Assessments should begin by November 2017 and will be conducted in compliance with All Appropriate Inquiry (AAI) and the ASTM E1527-13 Standard. For sites prioritized to receive funding for Phase II work, a

sampling and analysis plan and a health and safety plan will be submitted to EPA for approval. Phase II assessments should begin as early as January 2018. After completion of initial assessment activities, investigations may be needed to further define the extent of contamination and design environmental response actions for cleanup and safe reuse. Contaminated sites may be entered into the Indiana Brownfields Program (IBP), Voluntary Remediation Program (VRP), or Underground Storage Tank (UST) Program. The results of assessments will be disseminated to the community via public meetings and notification of community-based organizations. If health threats are identified, IDEM and the Delaware County Health Department will be notified immediately. Remedial Action Plans will immediately be developed for priority sites, integrating the County Health Department and Indiana Brownfields Program recommendations. If needed, the Coalition will seek additional funding from local, state and/or the EPA sources for subsequent environmental response actions. Monthly project team meetings will ensure individual projects are progressing and overall completion within the 3-year time limit.

Our inventory contains prioritized sites; however, community input and site identification continues. The Coalition will collaborate with City and town officials, health department representatives, community organizations and residents to identify projects and provide input and participation for the next steps. The collaborative network is vital to the success of our grant.

The Coalition agreed that the *threshold ranking* of the projects in the inventory will include eligibility for funding, site access, and potential for redevelopment. The County has powers to gain access to tax delinquent sites. For privately owned sites, our communities must be active participants and pre-arrange site access prior to having their sites considered for this initiative. For lender foreclosures, the Coalition will obtain an access agreement from the lender. ECI will provide outreach to property owners on behalf of the Coalition. Sites found to have conditions that are considered an eminent threat to the safety and welfare of residents will be referred to the County health department and the IDEM in order to immediately address violations and/or releases. As mentioned previously, the selection/prioritization committee will target projects that have strong potential for economic or community redevelopment, can improve the quality of life in communities suffering from poverty, and provide opportunities to improve public health through cleanup and redevelopment. Projects with motivated prospective purchasers/leveraging partners or located in areas with development incentives such as Tax Increment Financing (TIF) will be ranked higher for leveraging purposes.

2.b. Task Descriptions and Budget Table

2.b.i. Task Description: The 19 Phase I ESAs, 10 Phase II ESAs, 7 Hazardous Materials Assessments, and 6 Cleanup Plans are outputs for this project. Approximately 95% of the budget is allocated to contractual activities with 85% of the total budget allocated to assessment and 69% of the total budget allocated to Phase II investigations to maximize opportunities for redevelopment. Task costs are based upon interviews with previous awardees. Other anticipated outputs include:

- Coalition members, ECI staff, and our partners will conduct an inclusive outreach program in the region to engage the residents of our Targeted Areas as well as the public at large. A minimum of six public meetings and 36 stakeholder meetings will be conducted throughout the grant term;
- ECI staff will update and maintain the Coalition brownfields inventory;
- A Quality Assurance Project Plan (QAPP) and associated updates will be prepared.

Task 1 Programmatic Activities and Outreach: The \$35,000 budget (\$29,000 haz; \$6,000 petro) includes programmatic/community engagement and personnel costs (\$12,500), travel (\$3,000) and contractual (\$19,500). *Output= 6 public and 36 stakeholder meetings*

Personnel: \$12,500 (250 hrs. at \$50/hrs.): (\$11,000 haz; \$1,500 petro). The County will:

- Maintain Compliance with Cooperative Agreement as well as grant and financial reporting;
- Participate in brownfields/economic development workshops, conferences;
- Advertise RFQ, ensure procurement meets Federal requirements, review proposals, select qualified Environmental Consultant; oversee consultant contract terms/consultant activities;
- Track outputs/outcomes; seek partners and project leveraging funds from local, State, and Federal
- Engage the community by providing coordination/support/record for 6 public meetings, 36 stakeholder meetings; draft media releases for newspaper and radio releases, post FAQ sheets and program status on the County and ECI websites, provide individualized presentations for Targeted Areas; coordinate/maintain outreach and services that our partners have offered to this initiative.

Travel: \$3,000 (\$2,000 haz; \$1,000 petro) for travel (airfare, lodging, per diem) to the 2017 EPA Brownfield Conference in Pittsburgh, PA (\$2,500); and other training opportunities and/or mileage costs for project activities (\$500)

Contractual: \$19,500 (\$16,000 haz; \$3,500 petro) for costs including drafting technical summaries of activities; assisting with community engagement; participation in 42 stakeholder and property owner meetings; and developing presentation materials and handouts.

Task 2: Inventory and Prioritization: The \$15,000 budget (\$12,000 haz; \$3,000 petro) includes personnel costs of \$5,000 (100 hrs. at \$50/hr.) to meet with stakeholders, collect eligibility data; maintain inventory; input data into EPA's ACRES and the County and ECI websites. The remaining \$10,000 in contractual covers collecting technical data for eligibility requests and the set up and maintenance of the Brownfield Inventory Tool (BIT) created by EPA Technical Assistance to Brownfields program and shared with the Indiana Brownfields Program. *Output = 100 brownfields identified.*

Task 3: Phase I and II Environmental Site Assessments (ESAs): The \$426,000 budget (\$343,000 haz; \$83,000 petro) includes personnel costs (\$3,000) and contractual costs (\$423,000). Programmatic costs (60 hours at \$50/hr.) include arranging site access, contractor oversight, report review, and discussion of findings with stakeholders. Contractual costs include a QAPP and annual updates (\$5,000), 19 Phase I ESAs under ASTM E1527-13 (15 haz, 4 petro) estimated at \$4,000 each and 10 Phase II ESAs (8 haz, 2 petro) estimated at \$30,000 and 7 Hazardous Materials Assessments (HazMat) (6 haz, 1 petro) estimated at \$6,000 each. *Output=1 QAPP+ updates, 19 Phase I ESAs and 17 Phase II ESAs/HazMat completed.*

Task 4: Cleanup Planning: The \$24,000 budget: (\$16,000 haz; \$8,000 petro) includes contractual costs to develop **6 greener cleanup plans at \$4000 each.** *Output=6 cleanup plans completed.*

2.b.ii Budget Table: EPA Brownfields Assessment Budget Request FY2017-2020					
Budget Categories Hazardous Substances Assessment Grant Project Tasks					
(Programmatic costs only)	Task 1 Programmatic & Outreach	Task 2 Inventory	Task 3 Site Assessment	Task 4 Cleanup Planning	Total Budget
Personnel	\$11,000	\$4,000	\$2,000	\$0	\$17,000
Travel	\$2,000	\$0	\$0	\$0	\$2,000
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$16,000	\$8,000	\$341,000	\$16,000	\$381,000
Total Budget	\$29,000	\$12,000	\$343,000	\$16,000	\$400,000
Budget Categories Petroleum Substances Assessment Grant Project Tasks					
Personnel	\$1,500	\$1,000	\$1,000	\$0	\$3,500
Travel	\$1,000	\$0	\$0	\$0	\$1,000
Supplies	\$0	\$0	\$0	\$0	\$0
Contractual	\$3,500	\$2,000	\$82,000	\$8,000	\$95,500
Total Budget	\$6,000	\$3,000	\$83,000	\$8,000	\$100,000
Total EPA Request	\$35,000	\$15,000	\$426,000	\$24,000	\$500,000

To evaluate progress, the coalition will document the outputs listed above and will track the following: acres of land assessed, remediated, and redeveloped; acres of parks or greenspace preserved or created; jobs created/retained; tax revenue generated; redevelopment investment value; and other funding leveraged. The Coalition will evaluate the project semi-annually to determine if the completed assessments are catalyzing remediation and/or redevelopment and creating jobs, and will adjust the approach to selecting sites for funds if the project is not generating the expected outcomes.

2.c. Ability to Leverage: Assessment Grants are vital for catalyzing brownfields redevelopment projects because they cover site assessment costs needed to support liability management, project design, and remediation planning. This alone is rarely sufficient to ensure a successful redevelopment. The Coalition understands this grant will not be a complete cure to the conditions brownfields have created and additional sources of funding to ensure a successful program will be required. The Coalition therefore is pledging significant resources to the project and will secure additional funds to supplement this grant. With the grant and supplemental leveraged funds, the Coalition will be able to immediately tackle these projects and facilitate redevelopment.

<u>Source</u>	<u>Resources Leveraged/Role of Resources</u>	<u>Estimated Value</u>	<u>Likelihood</u>
Assessment Leveraging			
Coalition Members ¹	1) Meeting rooms, educational materials, and staff to support programmatic activities, press releases, meetings/hearings, website updates to support community outreach. 2) Site access support (clearing of brush and debris, building access, etc.) to support Phase I and II ESA	\$25,000 for outreach/Site selection (500 hours at \$50/hour) \$15,000 for site access (equipment /staff costs for ten days @ \$1,500 per day)	100% Commitment Letter attached
Ball State University ¹	Students and staff to conduct ground survey to identify/ potential brownfield sites.	\$24,000 960 labor hours (60 students, 16 hours each)	90%-100% participation dependent on students
East Central Neighborhood Association (ECNA) ¹	ECNA will assist the Coalition with community outreach/education of the brownfields program.	\$1,200 (30 labor-hours)	100% Commitment Letter attached
Christian Ministries of Delaware County (CMDC) ¹	CMDC will assist the Coalition with community outreach/education of the brownfields program.	\$1,200 (30 labor-hours)	100% Commitment Letter attached
Cleanup and Redevelopment Leveraging			
Delaware County Tax Increment Financing (TIF) districts ¹	Property tax revenue generated from redevelopments used for site acquisition, public infrastructure improvements, and site improvements	Depends on value of redevelopment	100% if redevelopment occurs in TIF district
Flagship Revolving Loan Program	Low interest loans for emerging businesses	Defined in the loan application	100% if eligible
Flagship loan Program	Low interest loans for payroll, equipment, and working capital	\$50,000 to \$200,000 per loan	100% if eligible

¹ Commitment letters are included in Attachment A and D.

The following existing state and federal leveraging resources are also available by application:

- Office of Community and Rural Affairs – Indiana Main Street, Demolition Grants
- U.S. EPA Clean Water State Revolving Fund and Indian Brownfields Program (IBP) RLF – loans for cleanup/remediation activities.
- Excess Liability Trust Fund (ELTF) – reimbursement of monies spent to clean up petroleum releases from underground storage tanks (USTs).
- State of Indiana Economic Development for a Growing Economy, Headquarters Relocation Tax Credit, Hoosier Business Investment Tax Credit, and Industrial Recovery Tax Credit - tax credits and abatements for redevelopments.
- Additional U.S. EPA Cleanup, and RLF Grants – cleanup (\$200,000/grantee-owned site), and RLF (up to \$1 million)
- Technical Assistance to Brownfields (TAB) - No Cost technical assistance and support to brownfield grant communities. TAB can provide community outreach/training/visioning for site reuse, and assist with Greener Cleanup Strategies for cleanup plans

3. Community Engagement and Partnerships

3.a. Engaging the Community

3.a.i. Community Involvement Plan: The cornerstone of this brownfields initiative is the involvement of stakeholders and the affected communities, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad and we will use methods that have been successful in developing the Community Plans. During formation of the plans, feedback from citizens and community leaders guided the development of the plans'

goals. Individual partners have a stake in the success of this project and the Coalition intends to continue inclusive and comprehensive outreach to our stakeholders in the neighborhoods surrounding the priority sites, during the Assessment Grant project. To engage our targeted communities, we will continue to rely on our partners to assist in gathering input on sites. Each organization has a different mission and membership, which ensures broader communication to diverse interests. It also ensures effective information-sharing with all target groups as these groups work to involve the community in the brownfields initiative. Focusing outreach to churches and nonprofit organizations that provide services to the impoverished is a very effective way to provide information to our targeted communities. We've also determined that viable prospective purchasers are organic to the community and the outreach we provide to the local community is instrumental to our success.

3.a.ii. Communicating Progress: Upon notification of the grant award, we will provide updates and progress reports throughout the Grant term to our network of partners. We will also hold project status meetings in public venues for local officials and stakeholders to bring education and outreach to the community level. We will continue to issue press releases to our local newspapers to generate and maintain interest. These local newspapers are also online and well read by the local communities. The Coalition, via ECI, will distribute fact sheets discussing the project to our supporting community organizations, and to other agencies that serve our population (Work One and Health Department). We will encourage them to invite their members and the populations they serve to our public meetings, so our citizens will have the opportunity to provide input on site selection and prioritization for assessment and cleanup, as well as reuse. Each organization can reach out to their targeted community in the way that they deem most effective, (fliers at meetings, emails, or displaying information on public bulletin board or social media).

The Coalition will conduct a concerted outreach program using print and social media (Coalition member and community partner websites, Facebook and Twitter accounts) to request involvement in the brownfields initiative and report progress. Public input will be vital in selecting sites and prioritizing them for assessment. As clean-up/redevelopment planning is initiated, more intensive local involvement activities will be implemented, (public meetings to explain plans and solicit feedback). At the close of the project, the Coalition will hold a final public meeting to notify the community of the successes/challenges faced during the Project and request comments. English is our primary language of communication, but translators, sign language interpreters, and translated documents will be made available upon request.

3.b. Partnerships with Government Agencies

3.b.i. Local/State/Tribal Environmental Authority: The Indiana Brownfields Program (IBP) performs environmental technical oversight and review for all brownfields projects receiving financial or legal assistance. IBP utilizes IDEM's Remediation Closure Guide (RCG) to achieve a balance between environmental protection and economic development. Following the RCG allows the opportunity for a site to achieve risk-based closure or make a seamless transition to or from IDEM remediation programs. The IBP, which has brownfield oversight for the State, will review/approve petroleum eligibility requests for this initiative. IDEM has cleanup authority for the State and will work in concert with the IBP to approve cleanup plans, liability limiting letters for prospective purchasers, and deed restrictions (if needed) to promote redevelopment. Through IBP, we can also seek IDEM assistance if a site poses an imminent environmental threat to residents or the environment.

3.b.ii. Other Government Partnerships: The EPA has been, and will continue to be, a valuable partner in this endeavor in terms of education throughout the process, technical assistance, and other resources such as Targeted Brownfield Assessments that might be used when other funds are exhausted on sites that are a high priority in the Coalition area. The EPA's Technical Assistance to Brownfields (TAB) program has been an excellent resource for Request for Qualifications (RFQ) templates and review process and grant training. The Indiana Office of Community and Rural Affairs (OCRA) provides resources to shape rural communities' visions for community and economic development as they grapple with brownfields. They fund infrastructure construction, downtown revitalization, community facilities projects, and clearance and redevelopment funding. The Indiana Housing and Community Development Authority allocates low income tax credits throughout the state for affordable and senior housing. The Indiana Finance Authority (IFA) provides financing solutions to facilitate infrastructure, brownfields cleanup, and other local government and business investments. The Indiana DNR assists in the conservation and provision of parks, recreational trails, and historic preservation. Indiana DOT provides funds for safe, efficient means of transportation and enhancements. The County will continue to engage in a successful partnership with our health department and other governmental agencies. The health department has been informed of the plans to apply for funding.

3.c. Partnerships with Community Organizations: There are a number of key community-based organizations participating in the Coalition. The table below describes each organization and how they have committed to participate in this effort. We are confident that their commitments are firm and their support will materialize during the terms of the grant.

3.c.i. Community Organization Description and Role

Community Based Organization & Descriptor	Role
PathStone: Not-for-profit community development and human service organization providing services to low-income families and economically depressed communities. Leader of the Meth Health and Housing Coalition: focusing on finding solutions to combat the Meth epidemic in Delaware County.	Outreach and solicit input on brownfields.
Ball State University (BSU): State University based in Muncie, Delaware County, that offers curriculum focusing on Environmental Site Assessment.	BSU Students will conduct ground surveys as part of inventory preparation to identify/prioritize developable sites. Approximately 60 students will participate and volunteer 16 hours to the Coalition's Assessment Grant.
Christian Ministries of Delaware County: Religious Community organization with a 15 church coalition.	Provide input on brownfield sites; provide guidance during redevelopment planning process; assist the Coalition with community outreach and education.
East Central Neighborhood Association (ECNA): A community organization that works to improve the Muncie East Central Neighborhood.	Provide guidance to ensure that the housing and economic needs of the neighborhood are being met and will assist with community outreach and education.
Muncie-Delaware Clean and Beautiful (MDCB): County-wide group dedicated to natural beautification projects, protecting the White and Mississinewa Rivers, performing community cleanup days and assisting urban community gardening.	Provide input regarding cleanup and development along the rivers as well as public education related to preservation and watershed management.

3.c.ii. Letters of Commitment – Please see Attachment A**3.d Partnerships with Workforce Development Programs**

The Delaware County Work One Center provides job placement services and offers online training courses including environmental safety, on-site resume building and job search services. They will facilitate our region's training needs for local jobs affiliated with brownfields assessment, cleanup, and redevelopment. The Coalition will use its connection with Ball State University to link residents to education and training necessary to learn the skills needed to secure employment in the environmental field, and provide students with work experience and spur their interest in the community and in a career in brownfields redevelopment. The Coalition will encourage the environmental consultant to provide students with Phase I/II ESA demonstrations. This will give students experience and direct contact with an environmental employer. Additionally, any jobs created as a result of the Brownfields Initiative will be advertised in local newspapers and on web-based employment resources. We will stay apprised of potential employers moving to the region and inform residents about upcoming opportunities via social media and our website. Our workforce development partners, listed below, are ready to support job-related needs created from the assessment and reuse of brownfield sites.

<u>Name of Organization</u>	<u>Training Name</u>	<u>Type</u>
State of Indiana	JAG – Jobs for America's Graduates	High School Seniors
State of Indiana	OJT – On the Job Training	Adult Training Assistance
State of Indiana	TAA – Trade Adjustment Assistance	Training After Job Loss
State of Indiana	WIN Career Readiness	Online Skills Training

4. Project Benefits:

a. Welfare, Environmental, and Public Health Benefits: With this initiative, the Coalition is tackling the issues of poverty, unemployment, and quality of life by removing sources of contamination and blight related to our brownfields and replacing the blight with new developments that will create high-paying jobs. The assessment of these and other sites will determine the nature and extent of the known and suspected contamination that is affecting our residents; thereby, allowing for the quantification of costs to address the contaminants, which when unknown is a significant barrier to redevelopment. The redevelopment of these sites will not only provide needed jobs and services to our

targeted populations (the poor and unemployed), but will also limit exposure to carcinogenic, mutagenic and teratogenic substances and eliminate dilapidated buildings that represent hazards to our residents. The redevelopment of these sites will also eliminate “safe havens” used by illicit drug manufacturers and users, which will help stem the methamphetamine epidemic in the County. Assessing these properties not only determines the impacts of any potential contaminants but makes our communities safer, more attractive and economically stronger.

This grant will allow the Coalition to assess more brownfields, continue identifying risks to residents including the potential exposure pathways, and take steps to remediate or mitigate risks. Removing or mitigating contaminants at our sites will lead to a healthier environment. Demolishing deteriorating structures with barren grounds will decrease localized particulate matter and improve air quality. As new development occurs, storm water management will eliminate run-off from these sites, reducing CSO events. The cleanup of brownfields along the White and Mississinewa Rivers, will also limit uncontrolled, nonpoint pollution sources and illicit discharges into the rivers. This will reduce contaminant loads and improve water quality and aquatic life so the rivers can become safe, accessible, focal points of the communities and support renewed fishing and recreational activities. These benefits coincide with the Livability Principles and visions of improving the quality of life for our residents.

According to the 2015 Indiana University Health Ball Memorial Hospital-Community Health Needs Assessment, the County is adversely affected by a combination of chronic health conditions, low educational attainment, and the lack of higher paying jobs. According to the Agency for Toxic Substances and Disease Registry, exposure to harmful substances related to brownfields is one of many risk factors for diseases and adverse health effects. Communities with multiple brownfields tend to have multiple public health issues. A lack of jobs contributes to a high poverty rate, leaving residents with limited resources to access medical care. The table below identifies the anticipated health benefits associated with the cleanup/ redevelopment of our targeted sites. Assessment activities will lead to the eventual remediation of these sites which will limit exposure to carcinogenic, mutagenic and teratogenic substances, particularly to the vulnerable disabled population. **Site-specific Assessment and cleanup planning will lead to the benefits outlined below:**

HEALTH, WELFARE AND ENVIRONMENTAL BENEFITS FOR NEIGHBORHOOD SITES
Eaton: The site will be secured, asbestos and lead-based paint will be abated. Remediation of soils/groundwater to remove hazardous conditions & source contamination/impacts and potential vapor intrusion to impoverished residents; expansion of local business will create local jobs, address storm water run-off from site.
North-Central Muncie Neighborhood: Storage tanks and soil/groundwater impacts will be assessed; hazardous building materials will be identified and abated. The remediation of these contaminants will greatly diminish the health risks these hazardous constituents pose to the nearby residents when these hazardous materials migrate beyond the site boundaries via groundwater migration and/or wind-blown particles. Cleanup planning will evaluate impacted media, vapor intrusion, inhalation for renovation purposes. Contaminant source and potential impacts to nearby residents and Muncie Creek will be removed and facilitate redevelopment of the property that will include a food bank and drug treatment center which will remove blight and reduce drug activity.
East-Central Muncie Neighborhood: Hazardous/petroleum contaminants remediated; impacts to residents removed; hazardous bldg. materials abated, and buildings demolished which eliminates kids loitering/drug activity; risk and impacts to residents, the river and the sensitive ecosystems removed. Improved access to the riverfront and nature preserve promoted by trails that connect to the Cardinal Greenway benefitting the residents and disabled community.
Southwest Muncie Neighborhood: The extent of the contaminated soil and groundwater will be determined and remediated to prevent exposure to these chemicals and reduce their potential migration into neighboring residential properties. The planned development of this site will create local jobs, rejuvenate the community, expand local commercial and industrial tax base and address stormwater run-off.

Assessment Grant operating procedures will ensure that the community is protected from contaminants during assessment work. A Health and Safety Plan (HASP) will be completed for each site where sampling will occur, and access to the site will be controlled during assessment operations. As specified in the HASP, when subsurface samples are collected or hazardous building materials are disturbed, the release of particulates and vapors will be monitored and controlled. Investigation derived waste will be containerized on-site and appropriately disposed. The assessment data generated will be used to help the Coalition and/or a developer determine how to protect the community during redevelopment activities.

4.b. Economic and Community Benefits Given the unemployment and poverty in our Targeted Areas, creating quality jobs close to home is one of our highest priorities, and we hope to achieve that objective through the brownfields program. An example of the economic impact some of the County's brownfield sites could achieve is described using an economic analysis tool

(<http://profiles.cberdata.org/calculator>) developed by Ball State University. The former DELPHI site located in the Southwest Muncie neighborhood has been vacant for more than a decade. Once assessed,

this site will be a highly attractive property due to size and location, and its redevelopment could create 200 jobs or more if redeveloped as a manufacturing facility, creating almost \$33MM in annual production and provide an estimated \$1.7MM in indirect business taxes. It would also offer workers an average wage of \$38,500 per year, which is \$5,000 more than the median household income for the neighborhood. On a smaller scale, the Eaton site could create an estimated \$4.1MM in annual production with \$215,500 in annual tax revenues. Construction of the new hybrid vehicle manufacturing industrial park (East-Central Muncie) will result in an investment of over \$30MM (~\$900,000 annual tax revenue), support over 100 construction jobs, and create up to 350 new high-paying manufacturing jobs for area residents. Neighborhoods surrounding the redevelopment projects will see an increase in property values. A 2014 EPA study reported that residential property values increased by 5.1–12.8% percent once a nearby brownfield was assessed or cleaned up.

5. Programmatic Capability and Past Performance

5.a. Audit Findings: To date, neither Delaware County nor the Coalition members have had any adverse audit findings.

5.b. Programmatic capability: The Coalition has designated Ms. Pam Price with ECI as the project manager for the proposed EPA Assessment project. ECI will work with the Coalition members to develop a plan for carrying out the planning and administrative functions of the EPA Brownfields Coalition Grant project. Once funding is announced, ECI will provide the Memorandum of Agreement to each Coalition member for signature, negotiate a cooperative agreement with the EPA, administer the accounting and reporting requirements to the EPA as well as draw-downs of the grant funds. ECI will apply their years of Brownfields success as well as collective decades of economic development, governmental, and business expertise to this initiative.

Pam Price, Executive Director for ECI will manage this grant project. Ms. Price has decades of experience in economic and community development and served as the project manager for ECI's most recent EPA Grant. She is a board member of the Indiana Association of Regional Councils and an accredited grant manager for Indiana OCRA, CDBG Program. She managed all aspects of a previous EPA Assessment grant including extensive outreach, development of the inventory, procuring an environmental consultant, overseeing Phase I, Phase II ESAs and cleanup planning, and maintaining compliance with the workplan and Cooperative Agreement. Ms. Price will also maintain all associated financial systems including drawing down funds from the ASAP system and providing payment to the environmental consultants. In the event that a vacancy in ECI's staff occurs, Coalition members will work with ECI to continue grant activities as well as solicit candidates possessing the applicable credentials (economic and community development project experience) for the vacated position.

Bill Walters, Vice-President of ECI provides leadership and support for the area. He has 20 years of experience in business as well as local government. He has managed police, as well as other safety and transportation services provided by his home town of Daleville. He has actively addressed brownfields issues throughout Delaware County to promote and elevate the quality of life in the community. Bill will work closely with Pam Price and the Coalition members to ensure selection and prioritization of brownfields sites align with the goals of individual communities. In the event of the loss of Ms. Price, Mr. Walters will serve as the grant manager.

A consultant will be engaged to work with the Coalition and ECI staff. The Coalition will, in accordance with State and Federal Procurement Standards, select a consultant familiar with Delaware County, EPA Brownfields Program, as well as the IBP and IDEM site closure programs. The consultant will assist the Coalition in technical administration of the grant.

5.c Measuring Environmental Results: Anticipated Outputs/Outcomes:

The number of brownfield sites identified, the number of Phase I and Phase II ESAs completed, the total acres of land assessed, the total acres made ready for reuse or acres of greenspace created for communities, the number of jobs created, the amount of leveraged funding, and the number of community meetings held will be tracked and measured by the Coalition; the Environmental Consultant will assist in record keeping. The ACRES database will be utilized to record the acres of land assessed, locations of identified brownfields, locations of assessed brownfields, locations of redeveloped sites, and number of jobs created. Project success will be evaluated by whether the following goals are met: identification of 100 new brownfield sites, completion of 19 Phase I and 17 Phase II ESAs/HazMat Assessments, 6 Cleanup Plans, 6 public and 36 stakeholder meetings. Progress will be measured and documented in Quarterly Reports. The Coalition will also evaluate if the project has minimized exposure to hazardous substances and other contamination and if sustainability practices/Livability Principles have been incorporated into the grant project. This will be completed by evaluating types of contaminants present and placement of engineering or institutional controls to protect residents, construction/ redevelopment practices, and types of redevelopment projects completed. If project goals are not being met, the Coalition will meet with local stakeholders, and the Environmental Consultant to discuss changes to the project approach to complete the project within the 3-year performance period.

5.d. Past Performance and Accomplishments

i. Currently or Has Ever Received and EPA Brownfields Grant: The Coalition members have not been a previous recipient of a US EPA Brownfields Assessment Grant.

ii. Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements: The Coalition has not received an EPA Brownfields Grant; however, the Coalition members have experience addressing brownfield redevelopment including a major streetscape redevelopment in downtown Daleville to support a new mixed-use development. Listed below are the 4 most recent projects the County has sought funding for and managed.

Agency	Project, Year	Grant \$ Leverage	Program compliance	Output
				Outcome
US Department of Commerce, EDA	Construction of a 1- Mile rail spur, 2010-2013	\$2.4MM 3.1MM	Reporting, financial draws, vendor procurement	Construction of 1- mile rail spur to the Park One Industrial Park.
				Supported the expansion of two plants. \$51 MM investment and 350 new jobs.
INDOT/OCRA	Daleville streetscape redevelopment, 2016	\$50,000 \$4.5MM	Reporting, vendor procurement and oversight	New sidewalks, street lights, planters, and outdoor seating.
				Supported a new \$4.5 MM mixed-use development in downtown Daleville.
IHCDA	Blight Elimination, 2016	\$42,000 \$550,000	Financial tracking, contractor selection	Acquisition and demolition of blighted buildings.
				Removed blight and improved the affected neighborhoods
INDOT	Road reconstruction and paving 2016	\$1MM	Financial tracking, contractor selection	Reconstruction of County roads
				Improved travel safety on County roads

Compliance with Grant Requirements: All the grant activities were in compliance with the work plan, schedule, terms and conditions, and the grant goals were met, as demonstrated by the outputs and outcomes. Each of the projects listed above have been completed and closed out in compliance with the grant requirements.

Appendix 3 - Regional Priorities Form/Other Factors Checklist

Name of Applicant: _____

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s):

Page Number(s):

Assessment Other Factors Checklist

Please identify (with an **X**) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic	

Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence
Governor

Carol S. Comer
Commissioner

December 22, 2016

Mr. James King
President
Delaware County Commissioners
100 W. Main Street
Muncie, Indiana 47305

Re: IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
Coalition Assessment
Hazardous Substances and Petroleum
Delaware County Coalition
Delaware County, Indiana

Dear Mr. King:

This letter is provided in support of the Delaware County Coalition consisting of Delaware County, the Delaware County Redevelopment Commission, and the Delaware County Planning Commission (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that Delaware County, as the lead applicant, is requesting a total of \$500,000 (\$400,000 for hazardous substances and \$100,000 for petroleum).

It is IDEM's understanding that grant funding will be used to conduct community outreach, expand the brownfields inventory within the Coalition communities, perform Phase I and Phase II Environmental Site Assessments (ESAs) of priority brownfield sites, and conduct cleanup and redevelopment planning activities (e.g., Remediation Work Plans) as applicable for priority sites within struggling historic neighborhoods. It is important that the local residents have already provided input for long-term plans and that all activities will be directed by the goals of the County Comprehensive Plan and the Muncie Action Plan (MAP) for economic recovery and future growth, while preserving the rural character of Delaware County.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its member communities benefiting from/taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana

IDEM Acknowledgement Letter
U.S. EPA Brownfields Grant Proposal
December 22, 2016
Page 2 of 2

Brownfields Program in the past. This assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need petroleum determinations or cleanup/closure or liability assistance at any of the sites investigated with this grant funding, IDEM understands that the Coalition is committed to participating in the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program for technical oversight accordingly. The Indiana Brownfields Program and IDEM will continue their support of brownfield redevelopment in the Coalition communities by providing program coordination/assistance.

Based on the information submitted, IDEM considers Delaware County an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM is pleased to assist and looks forward to continuing its partnership with the Coalition members. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "B. A. Oertel", written in a cursive style.

Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/mmo

cc: (via electronic transmission)
Pam Price, ECI Regional Planning District
Christopher G. Shaw, CHMM, SME

ATTACHMENT A

COMMITMENT LETTERS FOR LEVERAGING



December 1, 2016

Mr. James King
Delaware County Commissioners
100 E Main Street
Muncie, IN 47305

RE: Community Support from ECI Regional Planning District
U.S. EPA Brownfields Assessment Grant Project
Muncie-Delaware County, Indiana

Dear Mr. King:

ECI Regional Planning District (ECIRPD) is dedicated to serving the local governments of Delaware, Grant, Henry and Jay Counties by fostering a regional vision for economic growth. We have been fortunate to realize the benefits of brownfields identification, assessment and redevelopment in all areas of our District and the resulting economic growth that can result from this activity is amazing.

ECIRPD works with many rural communities in Delaware County, and each has defunct machine shops, gas stations, and other potential brownfields. These communities are working hard to rebuild their economies, and make the communities attractive to retain current residents and attract new community members. They are now facing a new challenge with meth labs. As I am sure you are aware, Delaware County has the highest concentration of meth labs in the state, and likely the Midwest. Identifying the concentrations of meth and what specifically needs to be cleaned is a task that is not funded. We would be encouraged by the use of some assessment dollars to help in this important effort.

We have also identified several commercial sites that could benefit from assessment, including the former Colony Printing in Eaton, as well as the Marhoefer plant near the Whitely neighborhood. Progress with either of these sites would greatly benefit their respective communities.

ECIRPD is able to assist with identifying brownfields, as well as offer meeting space, and assistance with notifying communities that funding is available should your request be granted. ECIRPD will administer the grant on behalf of Delaware County.

We look forward to continuing our association with Delaware County with their brownfields project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'P. Price', is written over a light blue horizontal line.

Pamela J. Price
Executive Director



DEPARTMENT OF NATURAL RESOURCES
AND ENVIRONMENTAL MANAGEMENT

Muncie, Indiana 47306-0495
Phone: 765-285-5780
Fax: 765-285-2606

December 1, 2016

Mr. James King
Delaware County Commissioners
100 W Main Street
Muncie, IN 47305

RE: Community Support and Commitment from Ball State University
U.S. EPA Brownfields Assessment Grant Project
Delaware County, Indiana

Dear Mr. King:

I understand that Delaware County is preparing a Brownfields Assessment grant with the ultimate goal of identifying sites within Delaware County that may have been contaminated from past commercial and/or industrial activities.

Thank you for the invitation to my students to participate in selected aspects of the assessment (e.g., on-the-ground surveys to identify potential brownfields).

I regularly teach an upper-division course entitled *Site Assessment and Remediation*. A significant component of the course addresses the environmental site assessment process (both Phase I and II). I would be pleased to have my students participate in a brownfields assessment of Delaware County during 2017 and beyond. This work will offer them real-world experience with a pressing environmental and economic issue, as well as provide valuable data for Delaware County. Our student group is of high quality and will be eager to contribute their talents and expertise. I anticipate approximately 60 students participating in selected aspects of the assessments completed during the three-year grant period and each student will likely contribute 16 hours of time to various assessment tasks, valued at approximately \$24,000.

I will be happy to meet with you to discuss the specifics of my students' activities and responsibilities for this project. Feel free to call me at 765-285-2182 or by email at jpichtel@bsu.edu. I look forward to hearing from you.

Yours sincerely,

John Pichtel, PhD, CHMM



December 1, 2016

Mr. James King
Delaware County Commissioner
100 W Main Street
Muncie, IN 47305

RE: Community Support from East Central Neighborhood Association
U.S. EPA Brownfields Assessment Grant
Delaware County, Indiana

Dear Mr. King:

The East Central Neighborhood Association of Muncie (ECNA) would like to express its support of your application for two U.S. Environmental Protection Agency (EPA) Brownfield Assessment Grants. We understand that aim of these grants is to assess and promote redevelopment of brownfield sites within Delaware County.

We are aware of several brownfields in or adjacent to our neighborhood that impedes both development and redevelopment therein. The cleanup of these contaminated sites has the potential to benefit both our neighborhood and the greater community by improving the environment, increasing the value of nearby properties, by returning tax-delinquent properties to the tax rolls, and by providing much-needed employment opportunities to residents in our community.

The ECNA expects that its role in the Project will be to assist in community outreach and education through our existing network and website. We are prepared to commit up to 30 hours over the 3-year grant period to assist the Coalition, valued at over \$1,200.

The founding principle of the ECNA is to promote active involvement of all residents in the neighborhood to build a better community. We cannot think of a better way to meet this principle than our involvement in the planning for both the developments and redevelopments within Muncie's East Central Neighborhood.

Sincerely,

A handwritten signature in black ink, which appears to read 'Annie Poole'. The signature is fluid and cursive, with a large loop at the end.

Annie Poole
Board Vice President
East Central Neighborhood Association
715 E. Washington, Muncie, IN 47305

"Get Connected"



Connecting people in crisis
with a community that cares

Board of Directors

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First Baptist, New Castle

Robert Burton
Riverside Baptist

Amelia Clarke
First Church of the Nazarene

Dr. Bill Eidson
First Baptist

Matt Harber
First Church of the Nazarene

Craig Johnson
Commonway Church

Jonathan Mitchell
Kirby Ave. Church of God

Kristin Rajca
St. Francis Catholic

Andrea L. Smith
Executive Director (Ex-Officio)
The Compass Church-Yorktown

December 1, 2016

Mr. James King
Delaware County Commissioners
100 E Main Street
Muncie, IN 47305

RE: Community Support from Christian Ministries of Delaware County
U.S. EPA Brownfields Assessment Grant Project
Muncie-Delaware County, Indiana

Dear Mr. King:

Christian Ministries of Delaware County (CMDC) is pleased to be a community partner with the Delaware County coalition for assisting with the implementation of a U.S. Environmental Protection Agency Brownfields Assessment Grant. The Coalition needs this funding to help foster badly needed brownfields redevelopment and will assist us in our mission of assisting the poor and needy in Delaware County.

CMDC is an active non-profit community organization. We provide resources to assist the citizens with aid and provide avenues to create opportunities for residents' self-sufficiency, economic independence and social justice.

CMDC's role in the Project will be to provide guidance during the redevelopment planning process to ensure that the housing and economic needs of the citizens in the local neighborhood near these brownfields are being met. CMDC will also assist the Coalition with community outreach and education of the brownfields program. We are prepared to commit up to 30 hours over the 3-year grant period to assist the Coalition, valued at over \$1,200.

CMDC fully supports the Coalition, and looks forward to assisting with revitalizing brownfields for the mutual benefit of the citizens.

Sincerely,

A handwritten signature in black ink that reads "Andrea Smith". Below the signature, the name "Andrea Smith" is printed in a standard font, followed by the title "Executive Director".

Christian Ministries of Delaware County, Inc.
401 E. Main Street - Muncie, IN 47305

Mailing Address: P.O. Box 1088 - Muncie, IN 47308 - Phone: 765.288.0601 - Fax: 765.282.4522

December 6, 2016

Mr. James King
Delaware County Commissioners
100 West Main Street
Muncie, Indiana 47305

RE: Community Support from Flagship Enterprise Center
U.S. EPA Brownfields Assessment Grant
Delaware County Coalition, Indiana

Dear Mr. King,

The Flagship Enterprise Center (FEC) is a public-private partnership comprised of the City of Anderson, State of Indiana, and multiple federal agencies; and Anderson University.

We understand that the Delaware County Redevelopment Commission, Delaware County Planning Commission and Delaware County (the Coalition), is applying for a U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant. As part of the grant application, we understand that the Coalition must secure community organization support for the grant program. We believe that the grant project will benefit the County and would like to offer our support for the project.

The FEC provides regional business mentoring and incubator support to the Coalition area and has an active RLF for emerging businesses that has loaned over \$7 million through 290 loans in the last 6 years. Additionally, low interest loans of \$50,000 to \$200,000 for payroll, equipment, and working capital may be available from our program for eligible projects in addition to business consulting and mentoring for borrowers.

The FEC supports the Coalition as it seeks Assessment grant funds and looks forward to working with the Coalition as they begin cleaning up and redeveloping the brownfields that are impacting our community.

Sincerely,



Director of Loan Programs

ATTACHMENT B

LETTERS OF COMMITMENT FROM COMMUNITY-BASED ORGANIZATIONS

1917 W. Royale Drive
Muncie, IN 47304
Ph: 765.286.2162
Fax: 765.286.2163



www.pathstone.org

December 16, 2016

Mr. James King
Delaware County Commissioners
100 West Main Street
Muncie, Indiana 47305

RE: Community Support from PathStone Corporation
U.S.EPA Brownfields Assessment Grant Project
Delaware County, Indiana

Dear Mr. King:

I was pleased to hear about the Delaware County's application for a U.S. Environmental Protection Agency Brownfields Assessment Grant.

As you well know, PathStone Corporation is a not-for-profit community development and human service organization providing services to low-income families and economically depressed communities. Additionally, PathStone is the lead organization of the Delaware County Meth Health and Housing Coalition which is a grass roots group made up of not-for-profit organizations, local and State government representatives, and business leaders focusing on finding solutions to combat the methamphetamine epidemic in Delaware County as it relates to our community's housing stock.

Upon notification of your receipt of the grant, our organization will disseminate information such as the notice of award and the description of the grant. We will also share news on what sites will be selected for assessment as well as the results of the environmental assessments (contamination, potential health effects, etc.). Finally, we'll inform the community about proposed redevelopments in impacted neighborhoods.

If the Delaware County Coalition were to receive the assessment grant, PathStone will assist in the outreach efforts and solicit input on potential brownfields to support this key revitalization initiative in the targeted neighborhoods located in the County.

I look forward to hearing more from you and your staff about this application and its results in the near future. We thank you for your continued efforts and partnership to help the neighborhoods of Delaware County reach their full potential.

Yours sincerely,

A handwritten signature in cursive script, appearing to read "Annette Phillips".

Annette Phillips
Indiana Community Development Director



PathStone builds family and individual self-sufficiency by strengthening farmworker, rural and urban communities. PathStone promotes social justice through programs and advocacy.



December 1, 2016
Mr. James King
Delaware County Commissioners
100 W Main Street
Muncie, IN 47305

RE: Community Support from East Central Neighborhood Association
U.S. EPA Brownfields Assessment Grant Project
Muncie-Delaware County, Indiana

Dear Mr. King:

Muncie-Delaware Clean and Beautiful (MDCB) is pleased to be a community partner with the Delaware County Coalition, for the purpose of assisting with the implementation of your FY2017 U.S. Environmental Protection Agency Brownfields Assessment Grants. Concerned citizens formed Muncie-Delaware Clean and Beautiful in 1977. Our primary purposes are to engage in beautification activities that will enhance the appearance of Muncie and Delaware County and to educate the public about proper trash disposal and the sources, prevention, and reduction of litter. Our major program areas include beautification, clean-ups, community gardening, and environmental education. MDCB also works to protect and clean the White and Mississinewa Rivers. We support Delaware County's efforts to stimulate redevelopment of brownfield sites through the use of its Assessment Grants, which should ultimately reduce their negative impacts (e.g. uncontrolled runoff, contaminant migration) to the watershed.

MDCB's role in the Assessment Grant Project will be to assist the coalition with its community goal of protecting, preserving and beautifying our environment. MDCB will attend project meetings as needed, and provide community education about the project through our existing network and a link on our website.

MDCB looks forward to assisting the County with its Assessment Grant Project.

Sincerely,

Dustin Stillinger, Board President
Muncie-Delaware Clean & Beautiful

ATTACHMENT C

THRESHOLD CRITERIA

FY 2017 US EPA BROWNFIELDS HAZARDOUS SUBSTANCES AND PETROLEUM ASSESSMENT GRANT APPLICATION

Submitted by: The Delaware County Coalition that consists of Delaware County (County), the Delaware County Redevelopment Commission and the Delaware-Muncie Metropolitan Plan Commission.

1. Applicant Eligibility

Delaware County is a general purpose unit of local government as defined under 40 CFR Part 31. Pursuant to Ind. Code § 36-7-14-3 The Delaware County Redevelopment Commission is a special taxing district and a political subdivision in the State of Indiana. The Delaware-Muncie Metropolitan Plan Commission is the planning agency for the unincorporated territory of Delaware County, Indiana and Muncie, Indiana Pursuant to Ind. Code § 36-7-4-208.

Documentation of Indiana Code § 36-7-14-3 and § 36-7-4-208 are included in Attachment C. Delaware County is applying as lead coalition member of the Brownfields Coalition. The letters in Attachment D from the Delaware County Redevelopment Commission and the Delaware-Muncie Metropolitan Plan Commission show their agreement to be part of our coalition.

2. **Community Involvement** (further information in section 3.a.i. of the narrative proposal, p. 10-11) The Delaware County Coalition understands that the cornerstone of this brownfields initiative is the involvement of stakeholders and the affected communities, the development of partnerships, and the engagement of individual partners with each other. Our outreach will be broad and we will use methods that have been successful in developing the Community Plans. During formation of the plans, feedback from citizens and community leaders guided the development of the plans' goals. Individual partners have a stake in the success of this project and the Coalition intends to continue inclusive and comprehensive outreach to our stakeholders in the neighborhoods surrounding the priority sites during the Assessment Grant project. To engage our targeted communities, we will continue to rely on our partners to assist in gathering input on sites. Each organization has a different mission and membership, which ensures broader communication to diverse interests. It also ensures effective information-sharing with all target groups as these groups work to involve the community in the brownfields initiative. Focusing outreach to churches and nonprofit organizations that provide services to the impoverished is a very effective way to provide information to our targeted communities. We've also determined that viable prospective purchasers are organic to the community and the outreach we provide to the local community is instrumental to our success.

corporation that includes all or part of the territory of the consolidated city;

(2) is not considered a member of the metropolitan development commission for purposes of IC 36-7-15.1 but is entitled to attend and participate in the proceedings of all meetings of the metropolitan development commission (or any successor entity designated under IC 36-3-4-23) when it is acting as a redevelopment commission under IC 36-7-15.1;

(3) is not entitled to a salary, per diem, or reimbursement of expenses;

(4) serves for a term of two (2) years and until a successor is appointed; and

(5) serves at the pleasure of the legislative body of the consolidated city.

As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.44, SEC.53; Acts 1982, P.L.1, SEC.62; P.L.192-1984, SEC.4; P.L.336-1985, SEC.1; P.L.164-1995, SEC.16; P.L.225-1997, SEC.1; P.L.32-2004, SEC.1; P.L.146-2008, SEC.718; P.L.266-2013, SEC.13.

IC 36-7-4-208

Membership of commission; county and metropolitan numbers

Sec. 208. (a) ADVISORY. The county plan commission consists of nine (9) members, as follows:

(1) One (1) member appointed by the county executive from its membership.

(2) One (1) member appointed by the county fiscal body from its membership.

(3) The county surveyor or the county surveyor's designee.

(4) The county agricultural extension educator. However, if the county does not have a county agricultural extension educator, the county extension board shall select a resident of the county who is a property owner with agricultural interest to serve on the commission under this subdivision for a period not to exceed one (1) year.

(5) Five (5) members appointed in accordance with one (1) of the following:

(A) Four (4) citizen members, of whom no more than two (2) may be of the same political party. Each of the four (4) members must be:

- (i) a resident of an unincorporated area of the county; or
- (ii) a resident of the county who is also an owner of real property located in whole or in part in an unincorporated area of the county;

appointed by the county executive. However, at least two (2) of the citizen members must be residents of the unincorporated area of the county. Also one (1) township trustee, who must be a resident of an unincorporated area of

the county appointed by the county executive upon the recommendation of the township trustees whose townships are within the jurisdiction of the county plan commission.

(B) Five (5) citizen members, of whom not more than three (3) may be of the same political party. Each of the five (5) members must be:

- (i) a resident of an unincorporated area of the county; or
- (ii) a resident of the county who is also an owner of real property located in whole or in part in an unincorporated area of the county;

appointed by the county executive. However at least three (3) members must be residents of the unincorporated area of the county.

If a county executive changes the plan commission from having members described in clause (B) to having members described in clause (A), the county executive shall appoint a township trustee to replace the first citizen member whose term expires and who belongs to the same political party as the township trustee. Each member appointed to the commission is entitled to receive compensation for mileage at the same rate and the same compensation for services as a member of a county executive, a member of a county fiscal body, a county surveyor, or an appointee of a county surveyor receives for serving on the commission, as set forth in section 222.5 of this chapter.

(b) ADVISORY. The metropolitan plan commission consists of nine (9) members, as follows:

(1) One (1) member appointed by the county legislative body from its membership.

(2) One (1) member appointed by the second class city legislative body from its membership.

(3) Three (3) citizen members who:

(A) reside in an unincorporated area of the county; or

(B) reside in the county and also own real property located in whole or in part in an unincorporated area of the county; of whom no more than two (2) may be of the same political party, appointed by the county legislative body. One (1) of these members must be actively engaged in farming.

(4) Four (4) citizen members, of whom no more than two (2) may be of the same political party, appointed by the second class city executive. One (1) of these members must be from the metropolitan school authority or community school corporation and a resident of that school district, and the other three (3) members must be residents of the second class city.

(c) AREA. When there are six (6) county representatives, they are as follows:

(1) One (1) member appointed by the county executive from its membership.

(2) One (1) member appointed by the county fiscal body from

its membership.

(3) A representative appointed by the school corporation superintendents within the jurisdiction of the area plan commission.

(4) One (1) of the following appointed by the county executive:

(A) The county agricultural extension educator.

(B) The county surveyor or the county surveyor's designee.

(5) One (1) citizen member who is:

(A) a resident of the unincorporated area of the county; or

(B) a resident of the county who is also an owner of real property located in whole or in part in the unincorporated area of the county;

appointed by the county executive.

(6) One (1) citizen member who is:

(A) a resident of the unincorporated area of the county; or

(B) a resident of the county who is also an owner of real property located in whole or in part in the unincorporated area of the county;

appointed by the county fiscal body.

(d) AREA. When there are five (5) county representatives, they are the representatives listed or appointed under subsection (c)(3), (c)(4), (c)(5), and (c)(6) and:

(1) the county surveyor or the county surveyor's designee if the county executive appoints the county agricultural extension educator under subsection (c)(4); or

(2) the county agricultural extension educator if the county executive appoints the county surveyor under subsection (c)(4).

As added by Acts 1981, P.L.309, SEC.23. Amended by Acts 1981, P.L.310, SEC.7; P.L.354-1983, SEC.1; P.L.40-1993, SEC.67; P.L.226-1997, SEC.1; P.L.216-1999, SEC.2; P.L.103-2000, SEC.1; P.L.276-2001, SEC.10; P.L.173-2003, SEC.30; P.L.32-2004, SEC.2; P.L.126-2011, SEC.7; P.L.233-2015, SEC.339.

IC 36-7-4-209

Membership of commission; representatives for a municipality; numbers; appointments

Sec. 209. (a) AREA. When the number of representatives for a municipality is two (2), one (1) is a member of the municipal legislative body appointed by the legislative body and the other is a citizen member appointed by the municipal executive.

(b) AREA. When the number of representatives for a municipality is three (3), one (1) is a member of the legislative body appointed by the legislative body and two (2) are citizen members appointed by the executive.

(c) AREA. When the number of representatives for a municipality is four (4), one (1) is a member of the works board or the board of sanitary commissioners, appointed by the executive, one (1) is a member of the legislative body appointed by the legislative body, and

- and
- (B) the costs of these projects;
- (2) will:
 - (A) benefit the public health, safety, morals, and welfare;
 - (B) increase the economic well-being of the unit and the state; and
 - (C) serve to protect and increase property values in the unit and the state; and
- (3) are public uses and purposes for which public money may be spent and private property may be acquired.
- (b) This section and sections 41 and 43 of this chapter shall be liberally construed to carry out the purposes of this section.
- (c) Except as provided in subsection (d), a redevelopment commission may not enter into any obligation payable from public funds without first obtaining the approval, by ordinance or resolution, of the legislative body of the unit.
- (d) A redevelopment commission is not required to obtain the approval of the legislative body of the unit under this section if:
 - (1) the obligation is for the acquisition of real property under this chapter; and
 - (2) the agreement to acquire the real property requires the redevelopment commission to:
 - (A) make payments for the real property to be acquired for a term of three (3) years or less; or
 - (B) purchase the real property for a cost of less than five million dollars (\$5,000,000).

A redevelopment commission may not enter into an obligation payable from public funds, other than an obligation described in this subsection, unless the redevelopment commission first obtains the approval of the legislative body of the unit as provided in subsection (c).

- (e) The approving ordinance or resolution of a legislative body under subsection (c) must include the following:
 - (1) The maximum amount of the obligation.
 - (2) The maximum interest rate or rates, any provisions for redemption before maturity, and any provisions for the payment of capitalized interest associated with the obligation.
 - (3) The maximum term of the obligation.

As added by P.L.380-1987(ss), SEC.8; P.L.393-1987(ss), SEC.2. Amended by P.L.192-1988, SEC.1; P.L.221-2007, SEC.30; P.L.149-2014, SEC.2.

IC 36-7-14-3

Redevelopment departments and commissions; creation; taxing districts; oversight

Sec. 3. (a) A unit may establish a department of redevelopment controlled by a board of five (5) members to be known as " _____ Redevelopment Commission", designating the name of

the municipality or county. However, in the case of a county, the county executive may adopt an ordinance providing that the county redevelopment commission consists of seven (7) members.

(b) A redevelopment commission and a department of redevelopment are subject to oversight by the legislative body of the unit, including a review by the legislative body of the commission's and department's annual budget. A redevelopment commission and a department of redevelopment are:

(1) subject to audit by the state board of accounts under IC 5-11;

(2) covered by IC 5-14-1.5 (the public meetings law); and

(3) covered by IC 5-14-3 (the public records law).

(c) Subject to section 3.5 of this chapter, all of the territory within the corporate boundaries of a municipality constitutes a taxing district for the purpose of levying and collecting special benefit taxes for redevelopment purposes as provided in this chapter. Subject to section 3.5 of this chapter, all of the territory in a county, except that within a municipality that has a redevelopment commission, constitutes a taxing district for a county.

(d) All of the taxable property within a taxing district is considered to be benefited by redevelopment projects carried out under this chapter to the extent of the special taxes levied under this chapter.

As added by Acts 1981, P.L.309, SEC.33. Amended by P.L.35-1990, SEC.51; P.L.190-2005, SEC.6; P.L.149-2014, SEC.3.

IC 36-7-14-3.1

Electronic meetings

Sec. 3.1. The commission may conduct meetings electronically as provided in IC 36-7-14.5-9.5.

As added by P.L.55-2016, SEC.1.

IC 36-7-14-3.5

Annexation of area in county; redevelopment districts; property tax proceeds; outstanding obligations; special tax

Sec. 3.5. (a) This section applies whenever:

(1) a municipality with a redevelopment district is annexing an area in a county; or

(2) a municipality establishes a redevelopment district;

after the county in which the municipality is located has established a redevelopment district.

(b) This subsection applies whenever:

(1) the area to be annexed or to be included in the municipality's district includes all or part of an allocation area established by a county redevelopment commission for purposes of section 39 of this chapter; and

(2) bonds or lease obligations are outstanding that are payable by the county redevelopment commission in whole or in part

ATTACHMENT D

**LETTERS OF ACKNOWLEDGEMENT AND COMMITMENT FROM COALITION
MEMBERS**



Delaware County Redevelopment Commission

1208 W. White River Blvd. Suite #128

Muncie, IN 47303

765-808-1484

bbookout@ecirpd.org

December 7, 2016

Mr. James King
Delaware County Commissioners
100 West Main Street
Muncie, IN 47305

RE: FY2017 U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. King:

The Delaware County Redevelopment Commission acknowledges membership in the coalition comprised of Delaware County, the Delaware County Redevelopment Commission, and the Delaware County Planning Commission (collectively, the Coalition), constituted for the purpose of applying for a FY2017 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant. Pursuant to In. Code 36-7-14-3, The Delaware County Redevelopment Commission is a special taxing district and a political subdivision within the State of Indiana. The Delaware County Redevelopment Commission understands the Coalition is applying for a \$500,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that Delaware County will serve as the lead coalition member and grant recipient. Upon award of the grant, the Delaware County Redevelopment Commission understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Delaware County Redevelopment Commission fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for the mutual benefit of the Coalition communities.

Sincerely,

A handwritten signature in cursive script that reads "Bradley T. Bookout".

Brad Bookout

Director, Delaware County Redevelopment Commission



DELAWARE-MUNCIE METROPOLITAN PLAN COMMISSION

Delaware County Building, 100 West Main Street, Room 206, Muncie, Indiana 47305

December 12, 2016

Shannon Henry, President
Delaware County Commissioners
100 West Main Street
Muncie, IN 47305

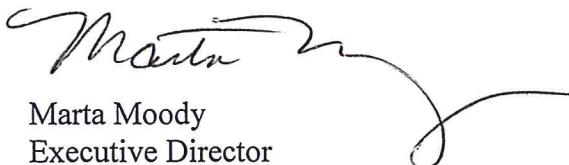
RE: FY2017 U.S. EPA Brownfields Assessment Grant Coalition

Dear Mr. Henry:

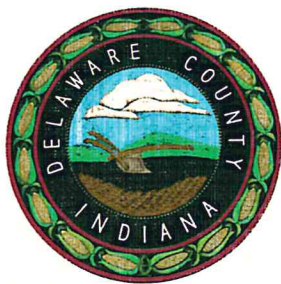
The Delaware-Muncie Metropolitan Plan Commission acknowledges membership in the coalition comprised of Delaware County, the Delaware County Redevelopment Commission, and the Delaware-Muncie Metropolitan Plan Commission (collectively, the Coalition), constituted for the purpose of applying for a FY2017 U.S. Environmental Protection Agency (U.S. EPA) Brownfields Assessment Grant. Pursuant to Ind. Code § 36-7-4, the Delaware-Muncie Metropolitan Plan Commission is the planning agency for the unincorporated territory of Delaware County, Indiana and the City of Muncie, Indiana. The Plan Commission understands the Coalition is applying for a \$500,000 U.S. EPA Brownfields Hazardous Substances and Petroleum Assessment Grant and that Delaware County will serve as the lead coalition member and grant recipient. Upon award of the grant, the Delaware-Muncie Metropolitan Plan Commission understands the Coalition members will be required to develop a binding Memorandum of Agreement to document the site selection process, allocation of funds, and programmatic mechanisms for implementing the grant project.

The Delaware-Muncie Metropolitan Plan Commission fully supports the Coalition, and looks forward to using the grant funds to revitalize brownfields for the mutual benefit of the Coalition communities.

Sincerely,



Marta Moody
Executive Director



**DELAWARE
COUNTY
COMMISSIONERS**

James King
District #1

Sherry K. Riffin
District #2

Shannon Henry
District #3

Patricia Lackey
Executive Assistant

100 West Main Street
Room 309 County Building
Muncie, Indiana 47305
Telephone 765.747.7730
Fax 765.747.7899
www.co.delaware.in.us

December 14, 2016

Mr. Matthew Didier
EPA Region 5
77 West Jackson Boulevard
Mail Code SE-7J
Chicago, IL 60604-3507

Re: Leveraged Local Government Resources for
FY2017 U.S.EPA Brownfields Assessment Grant
Delaware County, Indiana

Dear Mr. Didier:

Delaware County is the lead applicant for a coalition consisting of Delaware County (County), the Delaware County Redevelopment Commission and the Delaware County Planning Commission. The County with the cooperation and participation by the County Redevelopment and Planning Commissions, as fellow Coalition members, is providing this letter as documentation of its commitment to provide as much in-kind local government staff resources as are humanly and fiscally available to support implementation of the FY2017 U.S. EPA Brownfields Assessment Grants (\$400,000 for Hazardous Substances and \$100,000 for Petroleum). Specifically, the County hopes to be in a position to provide staff time to support programmatic, community outreach functions and site selection associated with the Assessment Grant Project. These services would likely include such things as staff to support programmatic activities, press releases, meetings, website updates to support community outreach. Given adequate personnel and time, the value of these in-kind services could reach as much as \$25,000 (500 hours at an average hourly rate of \$50). Also, given adequate personnel and time, the County will do all it can to provide site access assistance such as clearing brush and debris and building access to support assessment activities when needed. The value of these in-kind services could reach approximately \$15,000 (10 days at \$1,500 per day).

Very truly yours,

A handwritten signature in black ink, appearing to be "JK", is written over the name James King.

James King, Vice-President
Delaware County Commissioners



Delaware County Redevelopment Commission

1208 W. White River Blvd. Suite #128

Muncie, IN 47303

765-808-1484

bbookout@ecirpd.org

November 22, 2016

Mr. James King
Delaware County Commissioners
100 W. Main Street
Muncie, Indiana 47305

RE: Leveraging Support for U.S. EPA Brownfields Assessment Grant
Delaware County, Indiana

Dear Mr. King:

The Delaware County Redevelopment Commission (Commission) understands that Delaware County is forming a Coalition (the Coalition) to apply for a FY2017 U.S. Environmental Protection Agency (U.S. EPA) Assessment Grant. As part of the grant application, the Commission understands that the Coalition must leverage additional funds/resources to support the grant project. The Commission believes that this grant project will benefit each of the Coalition communities and would like to offer additional support for the project.

Delaware County is fortunate to have seventeen designated districts eligible for Tax Increment Financing (TIF). If the Coalition grant request is funded, these TIF districts will be able to provide funding to assist with clean up and redevelopment of eligible brownfield sites within the districts. The Commission is familiar with brownfield cleanup and is willing to consider partnering on any eligible projects.

The Commission fully supports the Coalitions work as it seeks an Assessment Grant, and looks forward to using its TIF's to support the redevelopment of brownfields in the County.

Sincerely,

A handwritten signature in cursive script, reading "Bradley T. Bookout", is written over a horizontal line.

Bradley Bookout

Director, Delaware County Redevelopment

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/20/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

Delaware County, Indiana

* b. Employer/Taxpayer Identification Number (EIN/TIN):

35-6000140

* c. Organizational DUNS:

0382354200000

d. Address:

* Street1:

100 West Main Street

Street2:

* City:

Muncie

County/Parish:

Delaware

* State:

IN: Indiana

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

47305-2827

e. Organizational Unit:

Department Name:

County Commissioners

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Bradley

Middle Name:

T.

* Last Name:

Bookout

Suffix:

Title:

Senior Project Manager

Organizational Affiliation:

* Telephone Number:

765.254.0116

Fax Number:

765.286.0565

* Email:

bbookout@ecirpd.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

B: County Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY 2017 Delaware County Assessment Coalition Application.pdf

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="600,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="600,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	<input type="text" value="Mr."/>	* First Name:	<input type="text" value="Bradley"/>
Middle Name:	<input type="text" value="T."/>		
* Last Name:	<input type="text" value="Bookout"/>		
Suffix:	<input type="text"/>		

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: